

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
VARIANCE  
E/S Silent Meadow Court, 308 ft. +/- N of C/I Bosley Rd.  
7 Silent Meadow Court  
8th Election District  
3rd Councilmanic District  
Zuhair Kareem  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Zuhair Kareem for that property known as 7 Silent Meadow Court in the Springdale subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. 6 inches, in lieu of the required 15 ft. 0 inches for an addition; and to amend the Final Development Plan of Springdale for Lot 62, Block K, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 1993 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. 6 inches, in lieu of the required 15 ft. 0 inches for an addition; and to amend the Final Development Plan of Springdale for Lot 62, Block K, as more particularly described on Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mn

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 12, 1993

Mr. Zuhair Kareem  
7 Silent Meadow Court  
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance  
Case No. 93-257-A  
7 Silent Meadow Court

Dear Mr. Kareem:

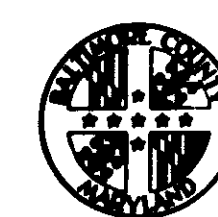
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER

LES:mn  
encl.



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 7 Silent Meadow Court, Cockeysville, Md. 21030  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECTION 1802.3.C.1 - TO PERMIT A SIDE YARD SETBACK OF 7'-6" IN LIEU OF THE REQUIRED 15'-0" AND TO AMEND THE FINAL DEVELOPMENT PLAN - SPRINGDALE, LOT 62, BLK K, 8TH ELECT. DIST.

The rear of the site slopes down away from the house quickly and would require a large amount of fill and slope stabilization or a difference in floor elevations in the house. The south side of the house has the driveway and parking pad adjacent to the house. The north side of the house could be used if this side yard variance is allowed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, owner, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: Zuhair Kareem  
(Type or Print Name)  
Signature: Zuhair Kareem  
Address: 7 Silent Meadow Court, Cockeysville, Maryland 21030  
City: Cockeysville State: Maryland Zipcode: 21030  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted: Zuhair Kareem, 7 Silent Meadow Court, Cockeysville, Maryland 21030, (410) 887-4386  
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12th day of March, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY: RT DATE: 2/14/93  
ESTIMATED POSTING DATE: 2/21/93

ITEM #: 265



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 7 Silent Meadow Court, Cockeysville, Md. 21030  
which is presently zoned DR 3.5

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Contract Purchaser/Lessor: Zuhair Kareem  
(Type or Print Name)  
Signature: Zuhair Kareem  
Address: 7 Silent Meadow Court, Cockeysville, Maryland 21030  
City: Cockeysville State: Maryland Zipcode: 21030  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted: Zuhair Kareem, 7 Silent Meadow Court, Cockeysville, Maryland 21030, (410) 887-4386

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REVIEWED BY: RT DATE: 2/14/93  
ESTIMATED POSTING DATE: 2/21/93  
ITEM #: 265

Zoning Description for 7 Silent Meadow Court, Cockeysville, Md.

Beginning at a point of the east side of Silent Meadow Court which is a cul-de-sac with a 40'-0" radius at the distance of 308'-0" +/- north of the centerline of the nearest improved intersecting street, Bosley Road, which is 40'-0" wide. Being Lot 62, Block K, Section #3, in the subdivision of Springdale as recorded in Baltimore County Plat Book #32, Folio #107 containing 10,600 square feet. Also known as 7 Silent Meadow Court, Cockeysville, and located in the 8th Election District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 2/11/93  
Posted for: Zuhair Kareem  
Petitioner: Zuhair Kareem  
Location of property: 7 Silent Meadow Ct. (7) 205 N/Bosley Rd.  
Location of Signs: Entry, East Wing, 2nd Floor, 8th Floor  
Remarks: Met with  
Posted by: [Signature] Date of return: 2/11/93  
Number of Signs: 7

ITEM # 265

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 2/11/93  
Number: 73-257-A  
H9300265  
PUBLIC HEARING FEES OF PRICE  
ADVERTISING (1) 1 X \$50.00  
POSTING SIGNS - ADVERTISING 1 X \$35.00  
TOTAL \$85.00  
04ADW006AM1CHRC  
BA 001142A02-01-93 \$85.00  
Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management

March 3, 1993

(410) 887-3353

Mr. Zuhair Kareem  
7 Silent Meadow Court  
Cockeysville, MD 21030

RE: Case No. 93-257-A, Item No. 265  
Petitioner: Zuhair Kareem  
Petition for Administrative Variance

Dear Mr. Kareem:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 1, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: \* 265 (RT)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: February 18, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 265, 270, 271, 272, 273, 274, 277, and 278.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Pat Keller*

PK/JL:lw

265.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: Feb. 18, 1993

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: Feb. 16, 1993

There are no comments on item numbers 265, 266, 269,  
270, 271, 272, 273, 274, 277 and 278.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department



FEBRUARY 19, 1993

(410) 887-4500

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ZUHAIR KAREEM

Location: 47 SILENT MEADOW COURT

Item No.: \*265 (PT) Zoning Agenda: FEBRUARY 16, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Anthony J. Fisher* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JF/KEK

22 January, 1993

I, Zuhair Kareem, certify that I currently reside at  
No. 7 Silent Meadow Court, Cockeysville, Maryland.

*Zuhair Kareem*  
Zuhair Kareem

*State of MD*  
*County of Balto*  
*1-25-93*  
*Justice J. Hart, Notary*  
*My com exp 1-1-97*

ITEM # 265

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

FEBRUARY 10, 1993

(410) 887-3353

Zuhair Kareem  
7 Silent Meadow Court  
Cockeysville, Maryland 21030

Re: CASE NUMBER: 93-257-A (Item 265)  
4/8 Silent Meadow Court, 308 1/2 W of c/l Bayley Road  
7 Silent Meadow Court  
8th Election District - 3rd Councilmanic  
Petitioner(s): Zuhair Kareem

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 21, 1993. The closing date (March 8, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

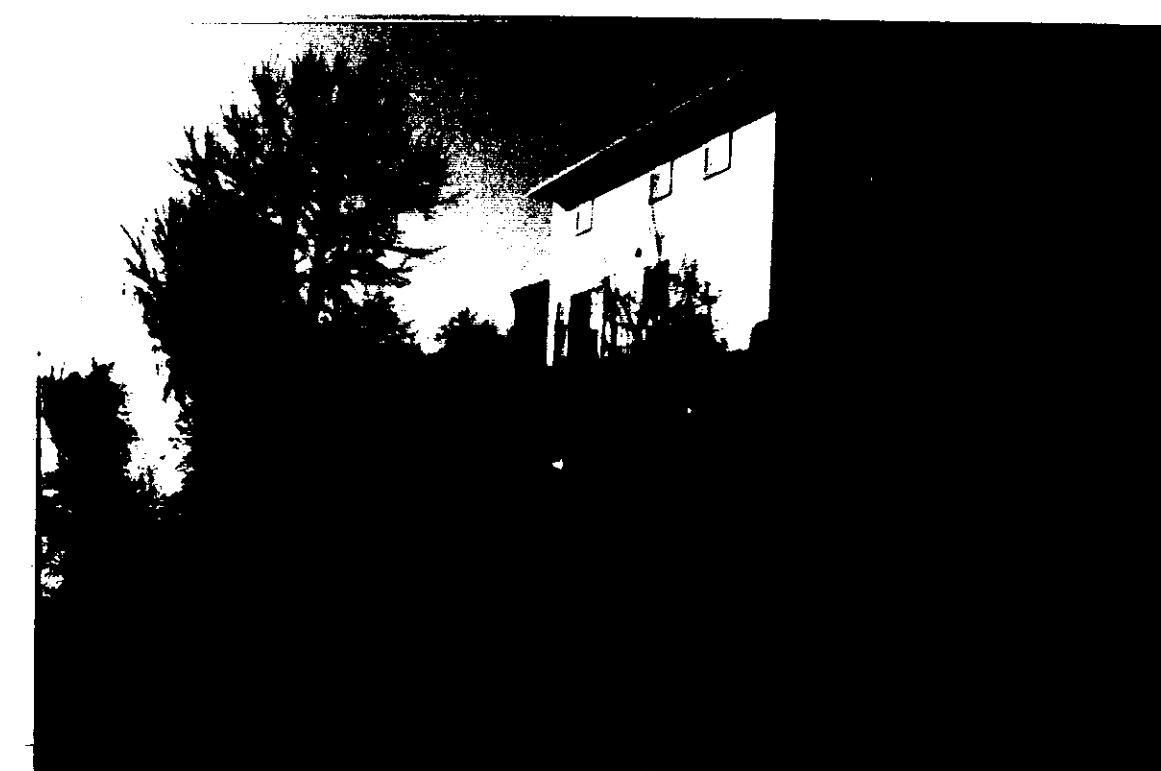
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Arnold Jablon*  
Arnold Jablon  
Director

Printed on Recycled Paper



FRONT ELEV. 93-257-A



SIDE & REAR ELEV. ITEM # 265



